



**GRASSROOTS**  
REALTY GROUP

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**1274 Pacific Circle W  
Lethbridge, Alberta**

**MLS # A2246473**



**\$659,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,043 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Built-in Range, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer and Dryer, All window coverings including curtains, rods and blinds, Garage door Opener, Air Conditioner

Like Brand New! This stunning walkout home backs directly onto Garry Station Park—you're so close, you can watch your kids playing on the playground! Upgraded features include sleek spindle railings and a gas fireplace with an MDF mantle. The open-concept main floor flows seamlessly into the kitchen, showcasing a large white quartz island, gas cooktop, built-in microwave and oven. An extension of the kitchen creates the perfect coffee bar, while the large pantry connects to a mudroom that leads to your oversized 24' x 22' garage. Expansive windows stretch across the dining and living room, flooding the space with natural light and offering gorgeous park views. The dining area opens onto a deck with stairs down to a beautifully tiered, landscaped backyard that leads right to the park. Upstairs, the bonus room at the back of the home lets you enjoy the view all over again! The primary retreat is truly everyone's dream, with a spacious walk-in closet and an en suite that will blow you away—huge vanity with double sinks, a custom tile and glass shower, a large soaker tub, and yes—another window to fill the room with sunlight. There's even enough space to place a chair in the corner and simply relax. The second floor also features two additional bedrooms, a four-piece bathroom, and every mom's favourite—a large laundry room with extra storage, a laundry sink, and, you guessed it, a big window! Recent updates include a new roof, siding, fascia, and soffits—making this home feel like new! The walkout basement is undeveloped and ready for your design vision, with a large patio door leading to a concrete patio and your backyard oasis. Garry Station is a vibrant family community, complete with a brand-new elementary school opening this September. Shopping, restaurants, and

Safeway are just minutes away. Call your favourite REALTOR® today and see this almost-brand-new beauty for yourself!